Property Location 74 MEGAN ROAD | Map ID 292/ 242/ / / | Bldg Name | State Use 1010
Vision ID 23091 | Account # 204166 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 2/5/2024 10:36:32 AM

CURRENT OWNER

FORD, NINA M

BOX 563

CENTERVILLE MA 02632

TOPO / UTILITIES / STRT / ROAD / LOCATION

TOPO		UTILITIES		STRT / ROAD		LOCATION	
1	Level	2	Public Water	1	Paved		
		4	Gas				
		6	Septic				

SUPPLEMENTAL DATA

Alt Prcl ID		Plan Ref.	261/37
Split Zonin		Land Ct#	
BID Parcel		#SR	
ResExpt Q	YES:	Life Estate	
#DL 1	LOT 114	PP STATU	
#DL 2			
GIS ID	F_983888_2703258	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	272,700	272,700
RES LAND	1010	134,400	134,400
	Total	407,100	407,100

801

FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
FORD, NINA M	9667	0298	05-15-1995	U	I	1	A
DEVLIN, EDWARD & FORD, NINA	4480	0145	04-15-1985	U	I	1	A
DEVLIN, EDWARD E	3228	0262	01-21-1981	U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1010	236,700	2022	1010	203,600	2021	1010	163,300
	1010	128,900		1010	95,500		1010	90,500
							1010	3,200
	Total	365,600		Total	299,100		Total	257,000

EXEMPTIONS

Year	Code	Description	Amount
2010	5C	RESIDENTIAL EXEMPTION	0.00
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	243,600
Appraised Xf (B) Value (Bldg)	25,900
Appraised Ob (B) Value (Bldg)	3,200
Appraised Land Value (Bldg)	134,400
Special Land Value	0
Total Appraised Parcel Value	407,100
Valuation Method	C
Total Appraised Parcel Value	407,100

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0104				HYAN

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
70031	07-10-2003	OB	Out Building		01-30-2004	100	01-01-2004	

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
05-04-2020	WD			FR	Field Review
12-11-2017	KM	05		03	Cycl Insp Comp
01-20-2004	MF	02		12	Outbuilding Insp Only
02-02-2001	PT	01		00	Meas/Listed-Interior Acces
09-15-1987	ML	01		00	Meas/Listed-Interior Acces

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Units		Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	1010	Single Fam M-0	RB	4	0.260	AC	176,344.00	3.25636	1.0000	5	1.00	0104	0.900		1.0000	516,811.3	134,400

Total Card Land Units 0.26 AC | Parcel Total Land Area 0.26 | Total Land Value 134,400

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	01	Ranch
Model	01	Residential
Grade:	C	Average
Stories	1	1 Story
Exterior Wall 1	14	Wood Shingle
Exterior Wall 2	11	Clapboard
Roof Structure	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall
Interior Wall 2		
Interior Floor 1	14	Carpet
Interior Floor 2		
Heat Fuel	03	Gas
Heat Type	04	Hot Air
AC Type	01	None
Bedrooms	02	2 Bedrooms
Full Baths	1	
Half Baths	0	
Extra Fixtures		
Total Rooms	5	5 Rooms
Bath Style		
Kitchen Style		
Occupancy		
Usrfld 105		
Accessory Apt		
Foundation Alt	01	Poured Conc.
Rms Prts		
Bath Split	10	1 Full-0 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

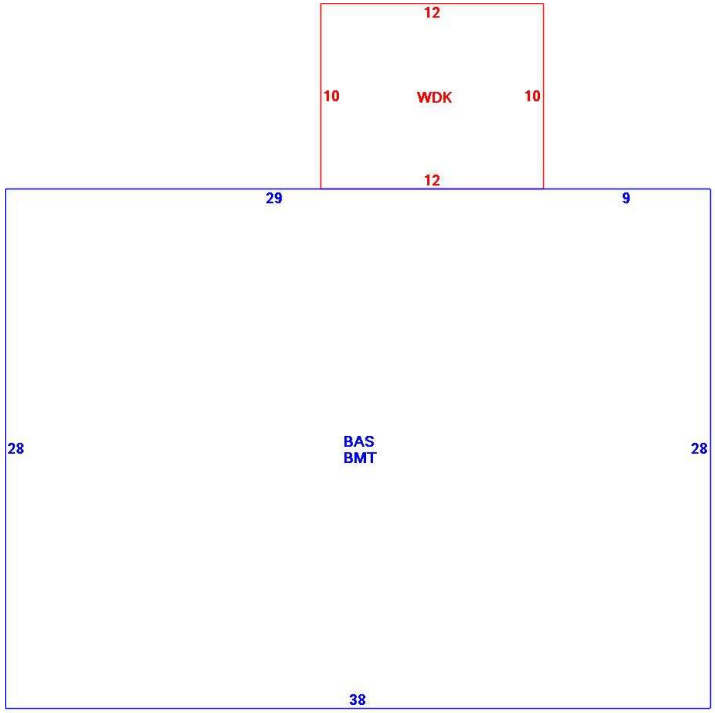
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	308,294
Year Built	1973
Effective Year Built	1992
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	79
RCNLD	243,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL1	Fireplace 1 sto	B	1	5000.00	1994		79		0.00	4,000
WDC	Wood Decking	L	120	20.00	1996		54		0.00	2,000
BMT	Basement-Unfi	B	1,064	26.01	1994		79		0.00	21,900
SHED	Shed	L	64	18.00	2019		100		0.00	1,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,064	1,064	1,064	289.75	308,294
BMT	Basement Area	0	1,064	0	0.00	0
WDK	Wood Deck	0	120	0	0.00	0
	Ttl Gross Liv / Lease Area	1,064	2,248	1,064		308,294